091.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,300 / 794,300
					USE VALUE:	794,300 / 794,300
					ASSESSED:	794,300 / 794,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNULTY JOHN R &
Owner 2:	LU SNONGTAO
Owner 3:	
Street 1:	54 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEGER DONALD J -
Owner 2:	-
Street 1:	54 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,310 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1907, having primarily Vinyl Exterior and 1902 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5310.000	388,800		405,500	794,300
Total Card	0.122	388,800		405,500	794,300
Total Parcel	0.122	388,800		405,500	794,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.55 | /Parcel: 417.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 58323

GIS Ref

GIS Ref

Insp Date 09/29/16

!7368!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,700	0	5,310.	405,500	794,200	794,200	Year End Roll	12/18/2019
2019	101	FV	283,600	0	5,310.	411,300	694,900	694,900	Year End Roll	1/3/2019
2018	101	FV	292,600	0	5,310.	307,000	599,600	599,600	Year End Roll	12/20/2017
2017	101	FV	252,300	0	5,310.	278,100	530,400	530,400	Year End Roll	1/3/2017
2016	101	FV	252,300	0	5,310.	266,500	518,800	518,800	Year End	1/4/2016
2015	101	FV	237,900	0	5,310.	225,900	463,800	463,800	Year End Roll	12/11/2014
2014	101	FV	237,900	0	5,310.	214,300	452,200	452,200	Year End Roll	12/16/2013
2013	101	FV	237,900	0	5,310.	203,900	441,800	441,800		12/13/2012

PRINT

Date	Time
12/10/20	22:00:50

LAST REV

Date	Time
08/31/18	08:47:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7368

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEGER DONALD J	49402-95		5/4/2007	Mult Lots	499,900	No	No		
KELLY JAMES JOS	48642-363		12/11/2006	Family	270,000	No	No		
	8362-464		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	58323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2016	2135	Addition	150,000	O				2STRY ADDITION
9/3/2015	1264	Porch	17,000		9/3/2015			Enclose existing f
8/24/2015	1158	Demoliti	1,000		8/24/2015			Demo of existing p
12/22/2006	1110	Redo Kit	10,000	C		G8	GR FY08	re-do full bath an

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Field Review	PH	Patrick H
9/29/2016	Measured	DGM	D Mann
9/29/2016	Left Notice	DGM	D Mann
9/29/2016	Permit Visit	DGM	D Mann
3/30/2009	Measured	345	PATRIOT
12/3/2008	MLS	MM	Mary M
8/15/2007	MLS	HC	Helen Chinal
4/11/2007	Permit Visit	BR	B Rossignol
3/10/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5310		Sq. Ft.	Site		0	70.	1.09	5									405,510						405,500	

Total AC/HA: 0.12190 | Total SF/SM: 5310 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,510 | Spl Credit | Total: 405,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20196342
Const Adj.:	1.01989794
Adj $ / SQ:	153.235
Other Features:	105668
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435860
Depreciation:	47073
Depreciated Total:	388787

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

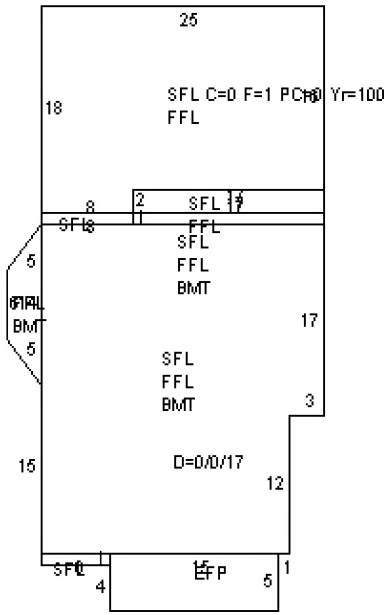
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.24
Special Features:	0	Val/Su Net:	143.31
Final Total:	388800	Val/Su SzAd	204.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,135	153.240	173,922
BMT	Basement	736	45.970	33,834
SFL	Second Floor	716	153.240	109,762
EFP	Enclos Porch	75	64.790	4,859
FFL	First Floor	51	153.230	7,815

Net Sketched Area:	2,713			Total:	
Size Ad	1902.2999	Gross Are	8991	FinArea	1902

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	G	GD	2005	0.00	T	8.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	